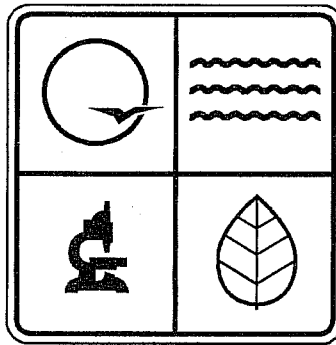


Site: Kansas City Records  
ID #: Mon000703320  
Break: L-4  
Other: 9-11-00

# MISSOURI DEPARTMENT OF NATURAL RESOURCES



## INITIAL SITE SCREENING

KANSAS CITY RECORDS CENTER  
JACKSON COUNTY

B07MO0152  
0703320

RECEIVED

SEP 28 2000

SUPERFUND DIVISION

September 11, 2000

126136



S00125701  
SUPERFUND RECORDS

# MISSOURI SUPERFUND PRE-CERCLIS SITE SCREENING FORM

## I. SITE NAME AND LOCATION

NAME: Kansas City Records Center

ALIAS: GSA

ADDRESS OR OTHER LOCATION IDENTIFIER: 601-607 Hardesty

CITY: Kansas City

COUNTY: Jackson

STATE: MO

ZIP: 64124

DIRECTIONS TO SITE: East from downtown Kansas City on Independence Avenue to Hardesty Avenue. The site occupies the southeast corner of the intersection of Hardesty and Independence Avenue (6<sup>th</sup> Street).

MAP ATTACHED:   x  

## II. SITE REFERRAL INFORMATION

REFERRED BY: Diana Bailey, USEPA

DATE OF REFERRAL: October 1, 1999

REASON FOR REFERRAL (if applicable): State concurrence with USACE NOFA determination

MAILING ADDRESS: 901 North 5<sup>th</sup> Street

CITY: Kansas City

STATE: KS

ZIP: 66101

TELEPHONE: (913) 551-7717

FAX: (913) 551-7145

## III. SITE INFORMATION

TYPE OF FACILITY: Quartermaster Depot and Records Ctr

TYPE OF OWNERSHIP: GSA and corporate

OWNER NAME, MAILING ADDRESS: USGSA Public Building Service, 1500 East Bannister Rd.

CITY: Kansas City

STATE: MO

ZIP: 64131

TELEPHONE: 816-823-2227 (Dave Hartshorn)

FAX:

OPERATOR NAME (if different from owner),  
MAILING ADDRESS:

CITY:

STATE:

ZIP:

TELEPHONE:

FAX:

CURRENT SITE STATUS: Idle, GSA, private

YEARS OF OPERATION: 1940-present

**OPERATIONAL HISTORY:** 21.795 acres acquired November 26, 1940, plus two leases containing 2.58 acres. The property was used as the Quartermaster Depot during WWII. Three buildings were on the property at time of purchase. Between 1940 and 1943, 15 more buildings were constructed. The property was transferred to General Services Administration October 1, 1960. In 1980 Buildings 1 and 2 were sold to Megaspaces, Ltd. Buildings 4, 12, 14, 15, 16, 18, and 19 were razed at some time. All other buildings remained in GSA's custody in 1991 when the USACE conducted an inventory project and determined that there was no evidence of unsafe debris, hazardous or toxic waste or unexploded ordnance resulting from DoD use of the site. Phase I Environmental Site Assessment was completed in 1999 for GSA by Terracon. Three USTs were removed in 2000.

# MISSOURI SUPERFUND PRE-CERCLIS SITE SCREENING FORM

## IV. CERCLA APPLICABILITY

1. IS THERE A RELEASE AS DEFINED BY THE NCP

YES x NO     

**EXPLAIN:**

Petroleum contamination discovered during UST removal in 2000.

*(A RELEASE is defined as any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant), but excludes: workplace exposures; engine exhaust emissions; nuclear releases otherwise regulated; and the normal application of fertilizer. For purposes of the NCP, release also means threat of release.[40 CFR 300.410(e)])*

2. IS THE SOURCE A FACILITY OR VESSEL AS DEFINED BY THE NCP?

YES x NO     

**EXPLAIN:** Release of petroleum from USTs.

*(A FACILITY is defined as any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or POTW), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, or aircraft or any site or area, where a hazardous substance has been deposited, stored, disposed of, or placed, or otherwise come to be located; but does not include any consumer product in consumer use or any vessel. A VESSEL is defined as any description of watercraft or other artificial contrivance used, or capable of being used, as a means of transportation on water other than a public vessel. [40 CFR 300.410(e)])*

3. DOES THE RELEASE INVOLVE EITHER A HAZARDOUS SUBSTANCE, POLLUTANT OR CONTAMINANT AS DEFINED BY THE NCP? YES      NO x

**EXPLAIN:**

Release of a petroleum product from USTs.

*(A HAZARDOUS SUBSTANCE means any substance, element, compound, mixture, solution, hazardous waste, toxic pollutant, hazardous air pollutant, or imminently hazardous chemical substance or mixture designated pursuant to the CWA, CERCLA, SDWA, CAA or TSCA. The term does not include petroleum products, natural gas, natural gas liquids, liquefied natural gas, synthetic gas or mixtures of natural and synthetic gas. The definition of POLLUTANT or CONTAMINANT includes, but is not limited to, any element, substance, compound, or mixture, including disease-causing agents, which after release into the environment and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, will or may reasonably be anticipated to cause death, disease, behavioral abnormalities, cancer, genetic mutation, physiological malfunctions or physical deformations, in such organisms or their offspring. The term does not include petroleum products, natural gas, natural gas liquids, liquefied natural gas, synthetic gas or mixtures of natural and synthetic gas.)[40 CFR 300.410(e)]*

4. IS THE RELEASE SUBJECT TO THE LIMITATIONS ON RESPONSE?

YES      NO x

**EXPLAIN:**

*(The LIMITATIONS ON RESPONSE provisions of the NCP (40 CFR 300.400(B) states that removals shall not be undertaken in response to a release: of a naturally occurring substance in its unaltered or natural form; from products that are a part of the structure of, and result in exposure within, residential buildings or business or community structures; or into public or private drinking water supplies due to deterioration of the system through ordinary use.)[40 CFR 300.410(e)]*

# MISSOURI SUPERFUND PRE-CERCLIS SITE SCREENING FORM

## IV. CERCLA APPLICABILITY (continued)

5. IS THERE A POTENTIAL FOR OTHER FEDERAL OR STATE RESPONSE MECHANISMS? YES \_\_\_\_\_ NO \_\_\_\_\_

IF SO, IDENTIFY THE APPROPRIATE PROGRAM:

\_\_\_\_ RCRA \_\_\_\_ NRC \_\_\_\_ FIFRA   x   UST   x   OTHER FEDERAL ( USACE )  
\_\_\_\_ OTHER STATE DEFERRAL \_\_\_\_ STATE VCP

EXPLAIN: Formerly Used Defense Site

## V. PATHWAY EVALUATION

### 1. SOURCE AND WASTE CHARACTERISTICS (known or suspected)

SOURCE TYPES AND LOCATIONS: Petroleum hydrocarbons from USTs between Buildings 10 and 7.

SIZE OF SOURCES:

WASTE TYPES AND QUANTITIES: Unknown quantity of petroleum hydrocarbons

HAZARDOUS SUBSTANCES PRESENT:

### 2. GROUNDWATER USE AND CHARACTERISTICS WITHIN FOUR MILES

GENERAL HYDROLOGY: See attached Phase I Environmental Site Assessment

ARE KARST FEATURES PRESENT ON OR NEAR SITE:

DEPTH TO SHALLOWEST GROUNDWATER:

GROUNDWATER WELLS WITHIN 4 MILES:

PRIVATE WELLS \_\_\_\_\_

MUNICIPAL WELLS \_\_\_\_\_

INDUSTRIAL/AGRICULTURAL WELLS \_\_\_\_\_

LOCATIONS AND POPULATIONS SERVED (if known):

DISTANCE TO NEAREST DRINKING WATER WELL:

### 3. SURFACE WATER USE AND CHARACTERISTICS

IS SITE IN A FLOOD PLAIN: No IF YES: 10 YEAR \_\_\_\_\_ 100 YEAR \_\_\_\_\_ 500 YEAR \_\_\_\_\_

DISTANCE TO NEAREST SURFACE WATER; IF WITHIN TWO MILES, FILL OUT SURFACE WATER PATHWAY

LIST SURFACE WATER BODIES WITHIN 15 DOWNSTREAM MILES:

# MISSOURI SUPERFUND PRE-CERCLIS SITE SCREENING FORM

DRINKING WATER INTAKES PRESENT WITHIN 15 DOWNSTREAM MILES:  
IF YES, LIST LOCATIONS AND POPULATIONS SERVED (if known):

YES \_\_\_\_\_ NO \_\_\_\_\_

ARE FISHERIES, SENSITIVE ENVIRONMENTS OR WETLANDS PRESENT  
WITHIN 15 DOWNSTREAM MILES:  
(List significant features, if known or applicable):

YES \_\_\_\_\_ NO \_\_\_\_\_

## 4. SOIL AND AIR EXPOSURE CHARACTERISTICS

NUMBER OF PEOPLE LIVING WITHIN 200 FEET OF SITE:

SCHOOLS OR DAYCARES WITHIN 200 FEET OF SITE:

GENERAL POPULATION WITHIN 4 MILES (rural, small city, heavy urban area, etc.): Urban area

NUMBER OF WORKERS ON-SITE:

ARE ANY TERRESTRIAL SENSITIVE ENVIRONMENTS AND/OR WETLANDS PRESENT  
ON-SITE:

YES \_\_\_\_\_ NO \_\_\_\_\_

IS SITE ACCESS RESTRICTED:

YES \_\_\_\_\_ NO \_\_\_\_\_

## VI. SUPERFUND SITE SCREENING CRITERIA

1. DOES THE QUANTITY OR CONCENTRATION OF HAZARDOUS  
SUBSTANCES WARRANT RESPONSE?

YES \_\_\_\_\_ NO x

EXPLAIN:

[40 CFR 300.410(e)]

2. HAS A PRP BEEN IDENTIFIED?

YES \_\_\_\_\_ NO \_\_\_\_\_

EXPLAIN:

[40 CFR 300.410(e)]

3. IS THERE AN ACTUAL OR POTENTIAL EXPOSURE TO HAZARDOUS SUBSTANCES  
POLLUTANTS, OR CONTAMINANTS?

YES x NO \_\_\_\_\_

EXPLAIN: Historic contamination exists from operation of USTs.

## MISSOURI SUPERFUND PRE-CERCLIS SITE SCREENING FORM

4. IS THERE AN ACTUAL OR A POTENTIAL THREAT FOR CONTAMINATION  
OF DRINKING WATER SUPPLIES?

YES \_\_\_\_\_ NO \_\_\_\_\_

EXPLAIN:

5. ARE THERE HAZARDOUS SUBSTANCES, POLLUTANTS, OR CONTAMINANTS  
IN DRUMS, BARRELS, OR BULK STORAGE CONTAINERS?

YES \_\_\_\_\_ NO \_\_\_\_\_

EXPLAIN:

6. ARE THERE HIGH LEVELS OF HAZARDOUS SUBSTANCES, POLLUTANTS,  
OR CONTAMINANTS IN SURFACE SOILS?

YES \_\_\_\_\_ NO \_\_\_\_\_

EXPLAIN:

*("High levels" may be determined by streamlined risk assessments, health consultations, state or federal soil screening criteria, and/or Superfund program policies or directives.)*

7. ARE THERE CONDITIONS ON SITE WHICH MAY BE SUSCEPTIBLE TO  
IMPACT FROM ADVERSE WEATHER CONDITIONS?

YES \_\_\_\_\_ NO \_\_\_\_\_

EXPLAIN:

8. IS THERE A THREAT OF FIRE OR EXPLOSION?

YES \_\_\_\_\_ NO \_\_\_\_\_

EXPLAIN:

# MISSOURI SUPERFUND PRE-CERCLIS SITE SCREENING FORM

9. ARE THERE OTHER SITUATIONS OR FACTORS WHICH WARRANT FURTHER SUPERFUND RESPONSE?

YES \_\_\_\_\_ NO \_\_\_\_\_

EXPLAIN:

## VII. SUPERFUND SITE SCREENING FINDINGS AND RECOMMENDATIONS

NO FURTHER SUPERFUND RESPONSE ACTION REQUIRED - SUPERFUND CERCLIS ENTRY NOT WARRANTED

Cite the appropriate criteria below as the basis for the above determination.

NO RELEASE OR THREAT OF RELEASE

NO AIR PATHWAY THREAT

NOT A FACILITY OR VESSEL

NO THREAT OF FIRE OR EXPLOSION

NO ACTUAL OR POTENTIAL EXPOSURE THREATS

DRUMS, BARRELS OR BULK CONTAINERS NOT PRESENT

NO GROUNDWATER PATHWAY THREAT

SITE NOT SUSCEPTIBLE TO ADVERSE WEATHER CONDITIONS

NO SURFACE WATER PATHWAY THREAT

SITE SUBJECT TO RESPONSE LIMITATIONS

NO DIRECT SOIL EXPOSURE PATHWAY THREAT

WILLING/CAPABLE PRP RESPONSE

NO HIGH LEVELS OF CONTAMINANTS IN SURFACE SOILS

REFERRED TO ANOTHER PROGRAM

COMMENTS:

# MISSOURI SUPERFUND PRE-CERCLIS SITE SCREENING FORM

## VII. SUPERFUND SITE SCREENING FINDINGS AND RECOMMENDATIONS (continued)

REMOVAL ACTION RECOMMENDED: ☐ EMERGENCY ☐ TIME-CRITICAL ☒ NON-TIME-CRITICAL

Cite one or more of the conditions or factors below as a basis for recommending that a removal action be conducted.

EXPOSURE TO HAZARDOUS SUBSTANCES OR POLLUTANTS OR CONTAMINANTS

ADVERSE WEATHER IMPACTS

CONTAMINATED DRINKING WATER

FIRE/EXPLOSION THREAT

CONTAMINATED SOIL

NO OTHER RESPONSE MECHANISM

DRUMS, BARRELS OR CONTAINERS

OTHER FACTORS

COMMENTS:

*(Complete Removal Evaluation Form for sites recommended for a Removal Action.)*

☒ ADDITIONAL INTEGRATED ASSESSMENT RECOMMENDED

Cite the appropriate criteria below as a basis for recommending that additional site evaluation be performed.

☒ THERE HAS BEEN A RELEASE OF HAZARDOUS SUBSTANCES, POLLUTANTS OR CONTAMINANTS

DRUMS, BARRELS OR CONTAINERS ARE, OR MAY BE, PRESENT

THERE IS A GROUNDWATER PATHWAY THREAT

☒ CONTAMINANTS MAY BE PRESENT IN SUFFICIENT QUANTITY AND/OR CONCENTRATION

THERE IS A SURFACE WATER PATHWAY THREAT

THERE IS AN ACTUAL OR POTENTIAL EXPOSURE THREAT

☒ THERE IS A DIRECT SOIL EXPOSURE PATHWAY THREAT

THERE IS, OR MAY BE, A THREAT OF FIRE OR EXPLOSION

THERE ARE, OR MAY BE, HIGH LEVELS OF CONTAMINANTS IN SURFACE SOILS

THE SITE IS SUSCEPTIBLE TO ADVERSE WEATHER CONDITIONS

THERE IS AN AIR PATHWAY THREAT

THERE ARE NO WILLING/CAPABLE PRPs WILLING TO RESPOND AT THIS TIME

THERE ARE ENDANGERED SPECIES, WETLANDS, OR OTHER SENSITIVE ENVIRONMENTS WHICH MAY BE IMPACTED BY THE SITE

☒ CERCLA "LIMITATIONS ON RESPONSE" PROVISIONS DO NOT APPLY



# MISSOURI SUPERFUND PRE-CERCLIS SITE SCREENING FORM

## ADDITIONAL INTEGRATED ASSESSMENT RECOMMENDED (continued)

THERE ARE NO OTHER FEDERAL, STATE, OR  
OTHER RESPONSE MECHANISMS AVAILABLE  
TO INVESTIGATE THE SITE

OTHER (DESCRIBE):

## VIII. ADDITIONAL INFORMATION OR COMMENTS

A closure of 3 USTs was conducted by Cape Environmental Management in June 2000. Tanks were removed and contaminated soil overexcavated and a recommendation was made to further investigate the site. Funding for further investigation was anticipated for October 2000 at which time further remediation will take place and a site-wide investigation will be conducted.

PREPARED BY:

NAME Jim Thaxter

SIGNATURE: 

DATE: 8-26-00

REVIEWED BY:

NAME \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED BY:

NAME \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

EPA USE ONLY

IX. DETERMINATION

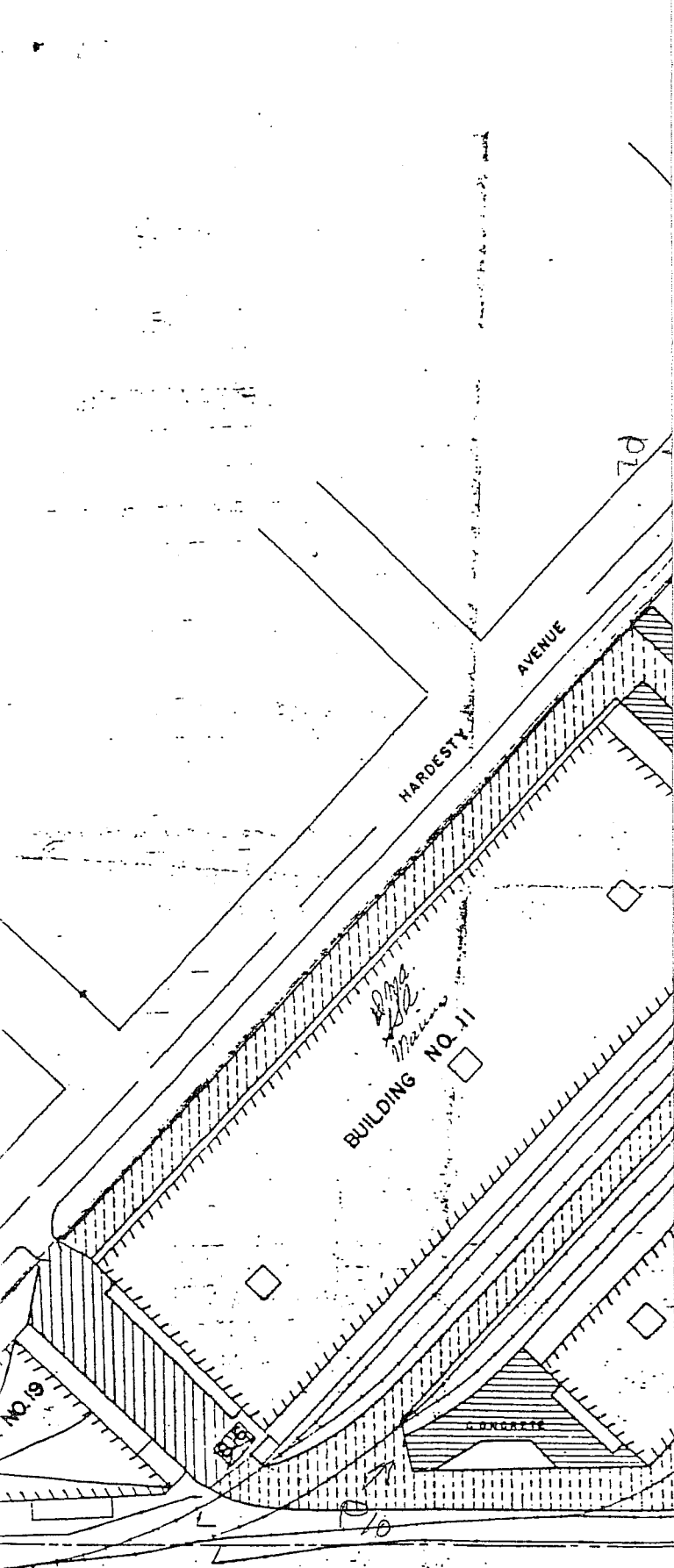
*move to CERCLIS*

SIGNATURE:

*Diana J Bailey*

DATE:

*10/24/00*



LS:

ROADWAY & DRIVES

ROADWAY & DRIVES

KANSAS CITY RECORDS CENTER  
Jackson County  
0703320  
B07MO0152

Initial Site Screening  
Missouri Department of Natural Resources

INTRODUCTION:

The Missouri Department of Natural Resources, through a Cooperative Agreement with the U.S. Environmental Protection Agency (EPA), conducted a pre-CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) Site Screening at the Kansas City Records Center. The purpose of the investigation was to determine whether the site is eligible for entry onto CERCLIS, EPA's inventory of potential hazardous substance sites that are evaluated under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

The Records Center was a quartermaster depot and records storage facility built by the United States War Department during World War II. Its use was discontinued in 1960. An Inventory Project Report was completed by the U.S. Army Corps of Engineers in 1990. That report determined that the site had been formerly used by the Department of Defense (DoD) and was eligible for the Defense Environmental Restoration Program-Formerly Used Defense Sites. The report determined that the General Services Administration (GSA) had beneficially reused the property and that a building demolition and removal project was not appropriate action for the DoD.

Jim Thaxter of the Department of Natural Resources visited the site on June 13, 2000 and found buildings that were idle and that were occupied, but not open for business. Also observed was an area of excavation in the center of the facility between buildings 7 and 10. The area was roped off. It appeared that an area approximately 30 feet by 30 feet had been excavated and refilled with gravel.

LOCATION:

The site is located east of the downtown Kansas City, Missouri area on the southeast corner of the intersection of Hardesty Street and Independence Avenue (6<sup>th</sup> Street). The site occupies most of the city block, being bordered on the south by railroad tracks.

PRESENT OWNER:

General Services Administration  
Public Building Service  
1500 East Bannister Road  
Kansas City, Missouri 64131

## HISTORY:

21.795 acres were acquired on November 26, 1940, plus two leases containing 2.58 acres. The facility was used as a Quartermaster Depot during WWII. Three buildings were on the property at the time of purchase. Between 1940 and 1943, 15 more buildings were constructed. The site was transferred to General Services Administration October 1, 1960. In 1980 Buildings 1 and 2 were sold to Megaspaces, Ltd. Buildings 4, 12, 14, 15, 16, 18, and 19 were razed at some time. All other buildings remained in GSA's custody in 1991 when the USACE conducted an inventory project and determined that there was no evidence of unsafe debris, hazardous or toxic waste or unexploded ordnance resulting from DoD use of the site. A Phase I Environmental Site Assessment was completed in 1999 for GSA by Terracon. In that report, it was noted that Building 6 had been used by the Army to impregnate uniforms with a chemical to make them resistant to gas attack. Tanks that were located next to Building 6 were used to store chemicals used in the impregnating process. It was not determined if these were UST or AST. Three USTs were removed in 2000 by Cape Environmental Management, Inc. between buildings 7 and 10.

## CURRENT PROPERTY DESCRIPTION:

Seven buildings are currently part of the GSA facility and are or have been used by various federal agencies for office and storage space. Two buildings belong to Megaspaces, Ltd. No records of environmental assessment were provided for the condition of those two buildings prior to their sale.

Contamination from petroleum hydrocarbons is in the ground where three underground storage tanks were removed in 2000. During a Phase I Environmental Site Assessment conducted in 1999, Terracon found transformer substations in buildings 10, 11, and 13, with one in Building 10 labeled as PCB-contaminated. Several buildings were identified as having transite siding (an asbestos-containing material). Records indicate that three other storage tanks existed near Building 3 that were removed in 1988. No records were produced concerning reported leakage and remediation of the area around one of those tanks (178,000-gallon capacity). According to a Center Plot Plan, one 1,000-gallon diesel fuel oil UST was located west of Building 3; one 1,500-gallon fuel oil UST was located east of former Building 20; three tanks were depicted south of Building 6. The Plot Plan did not indicate whether these last three tanks were USTs or ASTs. There were no records reviewed for this report on assessment or remediation around these tanks.

## STATUS OF USACE DECISIONS CONCERNING THE SITE:

The US Army Corps of Engineers has determined that the site is eligible for funding under the Defense Environmental Restoration Program-Formerly Used Defense Sites.

## ELIGIBILITY OF SITE UNDER THE USACE FUDS PROGRAM:

The Army formerly owned the Kansas City Records Center.

## OBVIOUS POTENTIAL HUMAN AND ECOLOGICAL RECEPTORS:

Potential human receptors:

1. On-site workers
2. Neighbors in the residential area surrounding the Center
3. Children in the day care center across the street from the Center

Potential ecological receptors:

1. Soil exposed to petroleum products
2. Surface water courses

## CONCLUSIONS:

Contamination exists on the site from storage of petroleum products in USTs in the area of Building 7. Contamination may also exist in other areas of petroleum and chemical storage. Buildings contain asbestos materials. Without documentation to the contrary, the petroleum contamination is the responsibility of DERP-FUDS. Contamination may exist at other areas of the Center as a result of usage since acquisition by GSA.

## ACTIONS REQUIRED:

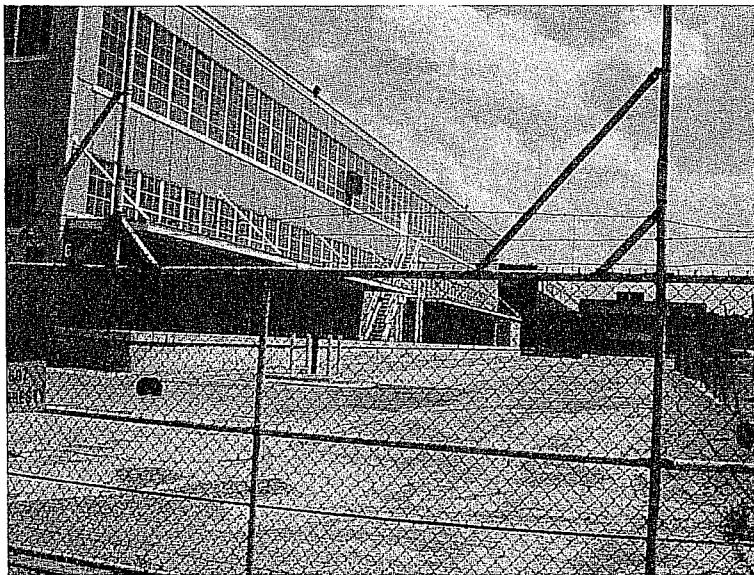
Further assessment needs to be done to characterize the extent of petroleum contamination. Buildings need to be assessed for stability of asbestos-containing materials. Transformers need to be examined for the presence of PCBs. The chemical used to impregnate uniforms needs to be identified and the area of chemical storage near Building 6 assessed for contamination from this chemical.

Kansas City Records Center  
601 Hardesty  
Kansas City, Missouri  
Photos by Jim Thaxter, MDNR  
June 13, 2000



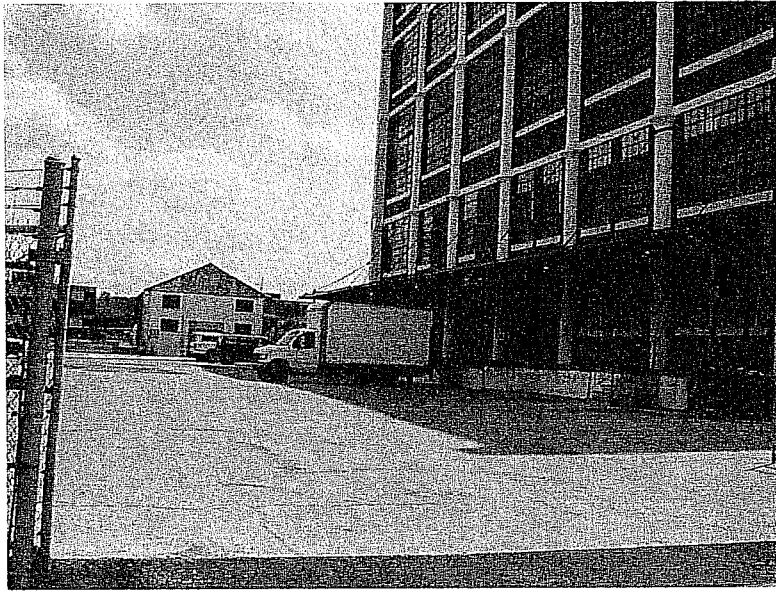
1

View east from the west entrance on Hardesty Street. Building 10 on the right, Building 9 on the left.

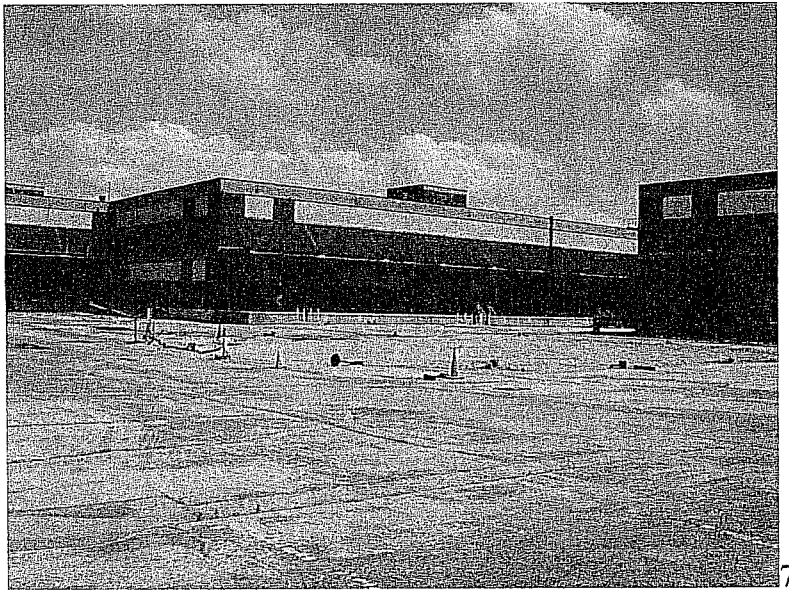


4

View south from Independence Avenue. The back of Building 6 is in the foreground, Building 9 is in the background.



View into the north entrance from Independence Avenue. Building 2 is on the right.



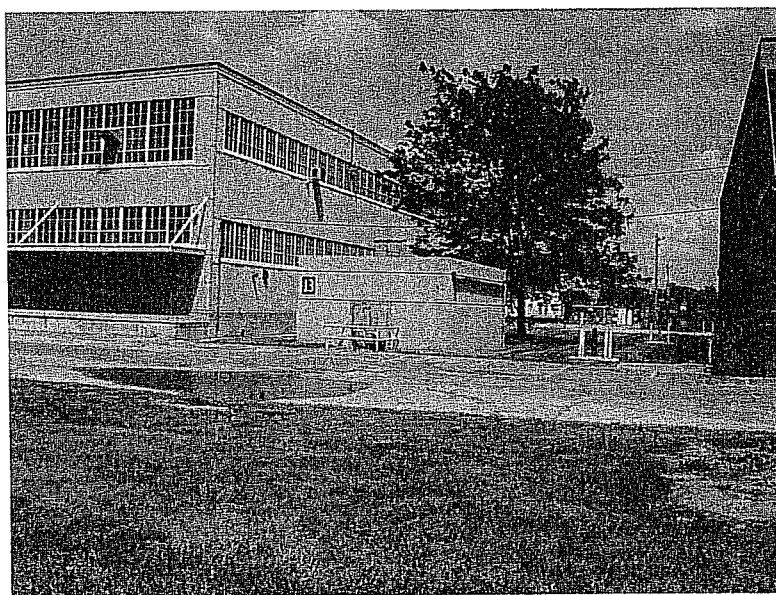
View to southeast. Corner of Building 10 is on the right, Building 9 is in the center and left. Excavated area of underground storage tank removal is in the center.





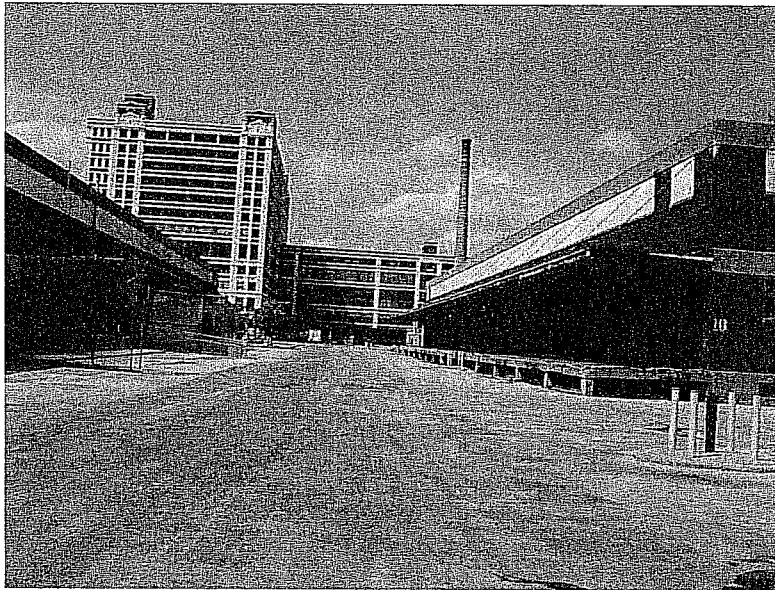
8

View north. Building 7 is on the left, Building 3A is left center, Building 6 is right center, and Building 13 is in south of and adjacent to Building 6.



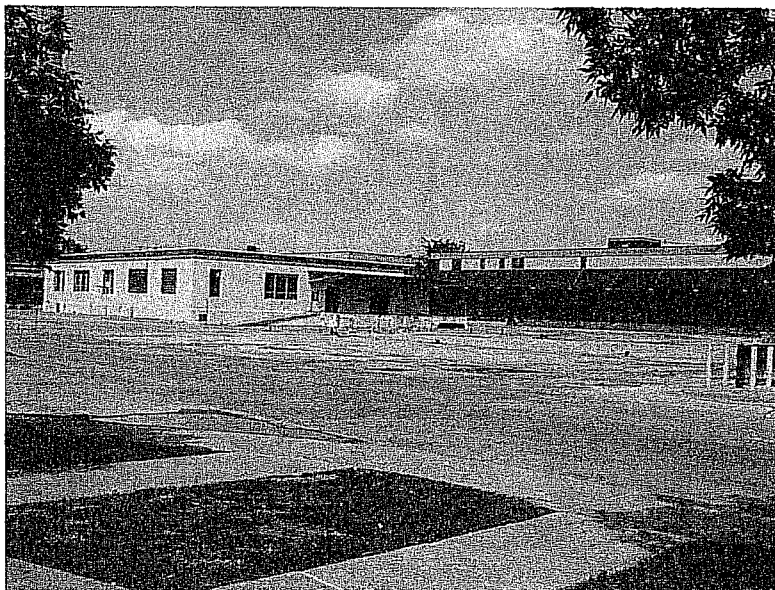
9

View east. Building 6 is two-story on the left, Building 13 in the center, Building 9 at the far right.



10

View north. Building 11 is far left, building 1 is the tallest, Building 2 is to the right of Building 1, Building 10 on the right.



11

View to the northeast. Building 7 on the left, Building 9 to the right. Excavated area of tank removal is south of Building 7.

## REFERENCES

Reference No.	Reference Description
1.	Defense Environmental Restoration Program-Formerly Utilized Defense Sites (DERP-FUDS) Inventory Project Report; Findings of Fact and Determination of Department of Defense Responsibility, May 1990
2.	Phase I Environmental Site Assessment, Terracon, August 19, 1999
3.	Former Building 4 UST Closure Assessment Report, GSA Project RMO20490, Cape Environmental Management, Inc., June 23, 2000 (DNR file ST10970)
4.	Personal site visit by Jim Thaxter, MDNR, June 13, 2000

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FOR FORMERLY USED DEFENSE SITES  
FINDINGS AND DETERMINATION OF ELIGIBILITY  
KANSAS CITY RECORDS CENTER  
KANSAS CITY, MISSOURI  
PROJECT NO. B07MO015200

DEC 02 1991

NATURAL RESOURCES

FINDINGS OF FACT

1. The former Kansas City Records Center is located at 601 Hardesty, in the City of Kansas City, Jackson County, Missouri.
2. On 26 November 1940, 21.795 acres of fee were acquired. Two leases containing 2.58 acres were purchased in order to facilitate a temporary tent camp site and for garage and parking space.
3. The subject property was utilized as a Quartermaster Depot by the War Department during World War II. In accordance with General Order No. 64, Department of the Army, dated 22 September 1948, the reservation name changed from Kansas City Quartermaster Depot to Kansas City Records Center. Three buildings were located on the property at the time the fee was purchased. Additional buildings were constructed and designated as buildings 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20. The majority of these buildings were constructed between 1940 and 1943. The property remained under DOD control during the period of DOD interest and ownership.
4. The fee property, in respect to all functions of operation, maintenance and custody of all office buildings was transferred to the General Services Administration by a determination effective 1 October 1960, and was issued by the Director of the Bureau of Budget. GSA assumed care and custody of the property effective 1 October 1960. By Quitclaim Deed dated 1980 the United States, acting by and through GSA, conveyed buildings 1 and 2 to Megaspac, Ltd., a California limited partnership, for the sum of \$258,600. There were no restrictions, recapture clauses, provisions regarding restoration, or other pertinent provisions contained in the deed. Buildings numbered 4, 12, 14, 15, 16, 18, and 19 were razed.
5. Today, all other buildings remain in GSA's custody and are being beneficially used by a sundry of Government agencies. There is no evidence of unsafe debris, hazardous or toxic waste, or unexploded ordnance resulting from DOD use of this site.

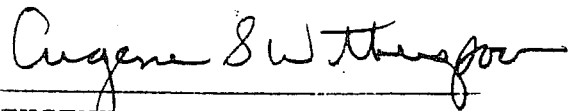
*Need discussion*

## DETERMINATION

Based on the foregoing Findings of Fact, the site has been determined to have been formerly used by DOD. However, the site has been beneficially used by GSA and the conditions of the former DOD structures is a result of poor maintenance procedures, and the deed requires that GSA maintain the structures in a safe and serviceable condition, and there is no evidence of unsafe conditions resulting from DOD use. Therefore, it is determined that an environmental restoration project is not an appropriate undertaking within the purview of the Defense Environmental Restoration Program, established under 10 U.S.C. 2701 et seq., for the reasons stated above.

11 MAY 90

Date



EUGENE S. WITHERSPOON  
Colonel, EN  
Commanding

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FOR FORMERLY USED DEFENSE SITES  
POLICY CONSIDERATIONS  
KANSAS CITY RECORDS CENTER  
KANSAS CITY, MISSOURI  
PROJECT NO. B07MO015200

Current DOD Policy Considerations do not affect the determination of project eligibility for hazardous and toxic waste contamination evaluation under DERP. However, the deed requires GSA to maintain the structures in a safe and serviceable manner; therefore, the Kansas City Records Center is not eligible for debris removal.

CEMRK-ED-TD (200)

Ahern/hn/2608

June 28, 1990

Toxic and Hazardous Waste  
Management Branch

Mr. Art Collins  
General Service Administration  
601-607 Hardesty  
Kansas City, Missouri 64124

Dear Mr. Collins:

Your property, the former Kansas City Records Center, has been evaluated for restoration eligibility under purview of the Defense Environmental Restoration Program.

The Department of Defense has determined that your property is not eligible for inclusion in the program (see enclosed Findings and Determination of Eligibility).

If you have any questions concerning this determination, please contact Mr. Dan Ahern, of my staff, at 816-426-2608.

Sincerely,

Paul D. Barber  
Chief, Engineering Division

Enclosure

CF: (wo/encl)  
ED-X  
Dist Read File

Beardslee  
ED-TD

Bader  
ED-T

Barber  
ED

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FOR FORMERLY USED DEFENSE SITES  
FINDINGS AND DETERMINATION OF ELIGIBILITY  
KANSAS CITY RECORDS CENTER  
KANSAS CITY, MISSOURI  
PROJECT NO. B07M0015200

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1. The former Kansas City Records Center is located at 601 Hardesty, in the City of Kansas City, Jackson County, Missouri.
2. On 26 November 1940, 21.795 acres of fee were acquired. Two leases containing 2.58 acres were purchased in order to facilitate a temporary tent camp site and for garage and parking space.
3. The subject property was utilized as a Quartermaster Depot by the War Department during World War II. In accordance with General Order No. 64, Department of the Army, dated 22 September 1948, the reservation name changed from Kansas City Quartermaster Depot to Kansas City Records Center. Three buildings were located on the property at the time the fee was purchased. Additional buildings were constructed and designated as buildings 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20. The majority of these buildings were constructed between 1940 and 1943. The property remained under DOD control during the period of DOD interest and ownership.
4. The fee property, in respect to all functions of operation, maintenance and custody of all office buildings was transferred to the General Services Administration by a determination effective 1 October 1960, and was issued by the Director of the Bureau of Budget. GSA assumed care and custody of the property effective 1 October 1960. By Quitclaim Deed dated 1980 the United States, acting by and through GSA, conveyed buildings 1 and 2 to Megaspaces, Ltd., a California limited partnership, for the sum of \$258,600. There were no restrictions, recapture clauses, provisions regarding restoration, or other pertinent provisions contained in the deed. Buildings numbered 4, 12, 14, 15, 16, 18, and 19 were razed.
5. Today, all other buildings remain in GSA's custody and are being beneficially used by an asundry of Government agencies. There is no evidence of unsafe debris, hazardous or toxic waste, or unexploded ordnance resulting from DOD use of this site.



### DETERMINATION

Based on the foregoing Findings of Fact, the site has been determined to have been formerly used by DOD. However, the site has been beneficially used by GSA and the conditions of the former DOD structures is a result of poor maintenance procedures, and the deed requires that GSA maintain the structures in a safe and serviceable condition, and there is no evidence of unsafe conditions resulting from DOD use. Therefore, it is determined that an environmental restoration project is not an appropriate undertaking within the purview of the Defense Environmental Restoration Program, established under 10 U.S.C. 2701 et seq., for the reasons stated above.

11 MAY 90

Date

*Eugene S. Witherspoon*

EUGENE S. WITHERSPOON  
Colonel, EN  
Commanding

*Encl 1*